

## **Manufactured Homes (Residential Parks) Amendment Bill 2024**

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**Submitted by:** Edgewater Home Owners Committee  
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**Submitter Comments:**

From Edgewater Home Owners'committee

28thMarch 2024

To Megan Scanlan Minister of Housing etc

Dear Minister,

The Edgewater Village Home owners' Committee was pleased to learn that the Government had realised that the weaknesses in the Manufactured Homes Act needed reform. Consequently amendments to the Act have now been presented and they include some badly needed improvements. However there are two areas which home owners will not welcome.

The first and most important relate to rent increases. The basis of 3.5% or CPI, which ever is the higher is very detrimental to home owners. The current rate of CPI is coming down rapidly and on a monthly basis stands at 3.4%. The federal government's policy is to get CPI to between 2 and 3% If the CPI rate goes below 3.5% rents will rise much faster than aged pension rates and home owner's living standards will fall. Taking Edgewater as an example, rents here, where we have used CPI, have increased by 30.6% over the last 8 years. ie \$45 p/w. A 3.5% rent increase over 10 years would increase rents by 41% ie \$78 p/w. The aged pension over the last 10years increased by 29.6%.

Please reconsider this issue as the amendments as they stand will, over the years, result in a considerable decrease in living standards for home owners.

The other issue of concern relates to home owners' tenure with only a rent or site agreement to protect us. In our submission in response to the governments issues paper we asked for better protection and suggested some form of strata title. The issue paper mentioned the "Lack of clarity around proof of ownership of a manufactured home" The issue has been ignored in the amendments. This is a fundamental problem facing home owners.

Bernie Bill

President Edgewater Home Owners' Committee